

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MARCH 9, 2015**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Tice	Member
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri Grumbine	Twp Manager

Absent William Smeltzer V-Chairperson

Also in attendance at this meeting was Mike Swank of Steckbeck Engineering, and other individuals.

The Pledge of Allegiance was recited.

MEETING MINUTES from January 12, 2015 are ready for action from the Commission. The February meeting had been cancelled.

MOTION was made and seconded to approve the January 12, 2015 meeting minutes. Motion was unanimously carried.

PUBLIC COMMENTS

The public offered no comments this evening.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

There are no planning modules or active plans for recommendation this evening.

PLANS ON HOLD WITH LCPD

**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev
Phase II & III**

Location/Zoned: Lebanon Rails Business Park

This plan is still on hold as there is nothing new being submitted.

B.) Dollar General Land Dev/ Lot Addition Plan

Location/Zoned: State Rte 72 N/C2A

Date Submitted: 11/21/2014

Mike Swank of Steckbeck Engineering was present to discuss some updates and revisions for this plan. He told the Commission he had attended the Supervisors meeting to discuss the traffic concerns raised with this proposed store. A comment letter from PADOT has now been received which indicates that PADOT is satisfied with the revised location of the access, which is now at the southern portion of the lot closer to Blouchs. This will move the access as far away from the traffic signal intersection as possible.

Dollar General Land Dev/ Lot Addition Plan (con't)

Met Ed has agreed to allow the access on their right-of-way, through the southern portion of this particular lot. Mike stated the Municipal Authority has indicated that a grinder pump will be needed and the flow of the sewer will be directed to Cloverfield Dr. An extension of the water main will be completed to the northern portion of the lot to allow for any future developers to connect to at the time of development.

Member Allwein questioned the sight distances from the proposed access to the Dollar General. Mike replied the distance to the south is approximately 500' (ft) while the distance to the north is approximately 600' (ft). Member Allwein also questioned the distance from the access to Long Lane which he was told is approximately 430' (ft). Member Allwein discussed the parking lot plans and the number of cars actually parked at any given time of the day/night. Mike Swank explained the companies study shows at any given time there is an average of 10 parked cars within an hour.

Chp Martin mentioned the access that had been suggested for Cloverfield Dr. Mike stated that the idea was dismissed as the company was not happy about the idea of the through way traffic that the second access would create. Also Lebanon County Planning Dept had indicated they had received communications from neighboring properties suggesting they did not like that idea at all. At one point it was suggested that Cloverfield Dr be used as an exit only but that idea has been dismissed also. Mike pointed out that with the flipping of the design for the lot, an access off Cloverfield Dr was not even an option.

Member George questioned the truck traffic and turning radius being sufficient. Mike explained there are documents showing the truck traffic will not be an issue. The trucks will be moving to the rear of the building where there will be an at-grade concrete pad for the unloading of the vehicles. There will not be any raised docks for loading and unloading.

The Commission members were asked for any other questions or comments. The idea of the traffic signal intersection not being upgraded was still a large concern to the members. Chp Martin asked Mgr Grumbine if there was any possibility of contacting PADOT and expressing the Twp's serious concerns about the traffic patterns for this area. Mgr Grumbine replied that the contact can be made but PADOT has already met with the Twp representatives and Lebanon County Planning on this traffic design. They have indicated that the suggested plan meets all the criteria that PADOT requests. She said this intersection is one that is being watched as the corners are potential future development parcels. That would be the time to get the upgrades needed. Unfortunately the Dollar General property is not a corner lot and they are not required to complete any upgrades at this time.

Tom Hallowell addressed the Planning Commission with some of his concerns regarding this development and the traffic issues in this area. He told the Commission anyone who lives or travels through this intersection regularly knows the need for a left turn lane at Long Lane and Rte 72. He is requesting that the Commission members express their strong feelings on this subject to PADOT. The problems with this intersection already in existence will be increased as this area gets developed. He questioned Mike Swank if there had been any discussion about making the access from the existing Blouch parking lot and running it under the tension wires into the store area. That would eliminate another access onto this already congested area. Mike Swank replied that his suggestion involved using property owned by someone else.

Dollar General Land Dev/ Lot Addition Plan (con't)

Hallowell mentioned that there is vacant square footage of space at the Lebanon Mall just waiting to be used for commercial use. He said there is another Dollar General Store just 4 miles away in the Jonestown area as well as some stores in the Lebanon area. Hallowell then told the Commission and Mike Swank both, that the time to get this right is now and the upgrades to the intersection are necessary for the safety of those who live there and travel it daily. If it means we have to appeal to the legislators, then that is what should be done.

Mike Swank repeated that the study shows full movement with no upgrades needed to the intersection. PADOT has confirmed that. The Company has indicated they will complete what is required and the upgrades and/or left turn lanes are not required.

Mgr Grumbine explained the Lebanon County MTO was created to identify areas, such as this intersection, throughout Lebanon County and to try to work collectively to get the necessary upgrades completed. She said there are some areas that are on the list for several years but the identification is still important. When research was completed, it was discovered that this intersection was not on the list. Mgr Grumbine also mentioned the meeting that had occurred between PADOT, LCPD and the Twp when this plan first surfaced. She said PADOT was told of all the concerns about this particular traffic intersection including Blouchs and Heiseys. PADOT criteria was used to make PADOT's determination regarding the Dollar General proposal. Mgr Grumbine told Hallowell that although the Twp has many concerns about the existing traffic, as well as future traffic, if this developer meets all the criteria the Twp cannot deny their plan.

Ann Pinca addressed Mike Swank telling him she is very happy the idea of an access to/from Cloverfield Dr has been eliminated from this plan. She has lived on Cloverfield Dr for 30+ years and has witnessed the foot traffic and the school bus traffic on Cloverfield Dr. Any additional traffic patterns would complicate the small road that is not large enough to accommodate what was suggested. Pinca said she will not rehash everything that has been said in regards to the traffic signal intersection. She understands that the turn lanes and upgrades to the intersection are not required and that this company is being mindful of their budget. That being said could the company not be a good neighbor and realize the safety of the neighborhood should be a concern for them. Especially since the company will want the neighbors to frequent their business. She understands the company concerns but a good neighbor would be concerned about the safety of the people also. Ann requested that Mike Swank please take the people's remarks back to the company just to make them aware of the requests. Mike agreed to pass along the comments. He did say he is not promising anything but would definitely pass along her comments.

Chp Martin stated that if Mike can pass the remarks made tonight to the company, the Twp will try to get PADOT to hear our concerns again about the traffic signal intersection. Repeating the Twp's concerns to PADOT cannot hurt. At this point the members had no further questions or comments. Mike Swank thanked the Commission for their comments and time.

RECEIVING NEW PLANS**A.) HACM Lot Addition Plan**

Location/Zoned: Sandhill Rd/ AG & R-2

The Commission viewed a newly submitted Lot Addition Plan for HACM and Karl French located off Sandhill Rd. Member Tice stated this property backs up to the “Smutzy”. The plan shows a 1.597 acre parcel to be added to the lands currently owned by Karl French.

Member Tice questioned what is being proposed for the new parcel. Member Allwein said it is printed on the plan “not to be used for separate building parcel”. Member Tice said the neighboring parcel is currently being used to store French’s business vehicles and equipment. Discussion followed about no new access being proposed or shown on the current submission. When asked, Mgr Grumbine stated this is a Lot Addition Plan only. The owner is not required to provide any information about possible future intentions for the use of the property. We would only know that kind of information if a Land development plan is submitted.

The Commission members continued their review of the plan. Member Tice said although the Commission cannot ask for additional information, he would like to go on record saying that if an additional access is being planned for the French property, the Commission has concerns about the placement of the additional access. There are concerns about the location of this area being downhill on Sandhill Rd. Pedestrians and school bus stops are all concerns within this area.

MOTION was made and seconded to receive the HACM Lot Addition Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Old Business – Mase/Marks Subdivision Plan**

This is an informational item only for the Commission members. A plan that had been approved in July of 2008 for Mase/Marks Subdivision Plan. The Supervisors had given their approval however the developer never posted the required bonding with Lebanon County Planning Department. As a result of this Bob Sentz has indicated he has approved their last 90 day extension request. After the 90 day period is up, the plan approval will be deemed denied by LCPD.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary